WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Timothy C. Sanford
Affiant

Subscribed and sworn to me on September 30, 2005

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/30/05 15:41 2 pgs
Fees:13.00 Taxes:888.00

20050930-0117992

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrea L. and Timothy C. Sanford 310 Blue Hills Drive Nashville, TN 37214	SAME	95-7-79

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald G. Clarke and Leslie Murray Clarke, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrea L. Sanford and Timothy C. Sanford, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 217 and 218 on the Plan of Merry Oaks of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Blue Hills Road, the common corner of Lots 216 and 217; thence with the line between said lots, westerly 128 feet to a point in the line of Lot 215; thence with the line between Lots 215 and 217, southwesterly 120 feet to the corner of Lot 218; thence with the line between Lots 215 and 218, southwesterly 16.6 feet to a corner of Lot 222; thence southeasterly, with the line between Lots 218 and 222, 50.3 feet to a corner of Lot 221, and continuing southeasterly with the line between Lots 218 and 221, 42 feet to the common corner of Lots 218 and 219; thence with the line between said lots, easterly 163.5 feet to a point in the westerly margin of Blue Hills Road, thence with the margin of said Road, northerly 201 feet to the point of beginning.

Being the same property conveyed to Gladys M. Clark, a 99.5% interest; and Donald G. Clarke and Leslie Murray Clarke, collectively a 0.5% interest, as tenants in common in the percentages indicated, with rights of survivorship in all of the Grantees, by Quit Claim Deed from Gladys M. Clark of record in Instrument No. 20010921-0102555, Register's Office for Davidson County, Tennessee, executed September 17, 2001, filed September 21, 2001, Gladys M. Clark having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 310 Blue Hills Drive, Nashville,TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on September 30, 2005.

Donald G. Clarke

Leslie Murray Clarke

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2005, before me personally appeared Donald G. Clarke and Leslie Murray Clarke to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 9/30/05.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE